

Work Specification

Prepared By:

City of Charlotte Housing & Neighborhood Services

600 E. Trade Street

Charlotte, NC 28202

(704) 336-7600

Property Details

Address:	2606 Senior Dr. (4/4/2019 Addendum) Charlotte, NC 28216	Owner:	Julia Sinclair
Structure Type:	Single Unit	Owner Phone:	Home: (704) 493-7953
Square Feet:	1170	Program(s):	Healthy Homes CDBG SHFY19 Pre-Approved SH2019 Eligible
Year Built:	1964		
Property Value:	48000		
Tax Parcel:	06917203		
Census Tract:			
Property Zone:	Council District 2		

Repairs

Description

Floor

Room

Exterior

All Contractor's Project Requirements

The contractor is responsible for:

Obtaining for all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until approval of permanent facilities.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

*All furniture to be covered with 4 ml poly throughout project.

*All floor coverings to be covered with poy during project.

*Whole house cleaning/ vacuuming to be performed at end of project.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Work Specification

See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Storage Container

Contractor, at their expense, shall place a portable storage container for use by the resident without damaging the site, to house excess furnishings during construction. Remove storage container and repair any evidence of it's use. The contractor is not responsible for loading the container.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Wheelchair Ramp - Per Code : Front porch to driveway

Design and construct a pressure treated wood wheelchair ramp complete with 2" x 4" safety handrails, post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0" run.

Deck to match height of new front door threshold, no higher, no lower.

Deck Landing : width at front of house door should extend from the left of the door window shutter to the right of the door small window. depth will be 8ft.

A concrete slab, 4" deep, 8 ft wide and extending from the end of ramp to the driveway concrete. Add one expansion joint in the middle of the 8 ft length. One expansion joint at connection to driveway.

The grade of the concrete pad should match the grade of the driveway.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Interior Prehung Door - Enlarge Opening - Bathroom

Enlarge frame opening to facilitate a 3' door. Install a 1 - 3/8" prehung door including casing both sides and lockset. Include drywall repair and painting affected walls.

Replace hardwood flooring at door enlargement. Match floor wood and finish.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Front ONLY

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

* Repair rear garage aluminum fascia and loose soffit before gutter installation

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Prehung Metal Door Entrance (Front & Rear & Exterior Utility)

Front door, Kitchen door and exterior Utility door

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Window / Trim / Casings - weatherization

At each window, follow all trim & casings along brick or vinyl siding to evaluate for seam expansions or air-penetrations to be filled. Hire a professional caulker/ painter if you can not perform this task: Neatly, use paintable Silicone caulk to fill any areas. Do Not Over-Caulk, Do not Smear Caulk, neatly wipe off any excess caulk.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Walk-In Bathtub Install

Install white , Home Depot, American Standard
SKU # 10013337443 Walk in Whirlpool Tub
Left-Hand Walk in with fauscet & Chrome Trim

Complete enclosure width with a framed wall, at none plumbing end, finished equal to the height of the enclosure. Tile complement at window wall and ends of tub to the windows top level. Bull nose outer edges.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Demo and Rebuild Bathroom - Complete

Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, doors and trim, and ceiling, wall, and floor coverings to the framing. Repair or replace all framing as necessary to meet the requirements of the Construction Specifications and the Building Code.

Rebuild the bathroom complete with all the following features:

- *floor, wall, and ceiling insulation at locations required by the Construction Specifications
- * 4" wall tile, set to pattern currently used, layed matching wall/window trim pattern.
- *ceiling mounted fan vented through the roof
- *switched light fixture over the vanity
- *Remove and strip clean existing supply vent, then repaint
- *GFCI outlet per Code
- *See walk- in Shower Repair Code
- *drywall and finish walls and ceiling
- *Resilient flooring over 1/4" underlayment
- *prehung six panel door and hardware (see door enlargement)
- *baseboard and shoe mold at standard locations
- *16.5" commode
- *42" vanity with cultured marble top and single handle faucet
- *3 piece bath hardware set (towel bar, paper holder, and towel ring)
- * 3 handycap bars; install one under window, one right of supply vent and one above plumbing fixtures
- *mirror over vanity (vanity size)
- *walls and ceiling painted semi-gloss per Construction Specifications.

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Prep & Paint Room Flat

1. Prep and paint livingroom
2. Prep and paint livingroom & hall ceiling.
3. Prep hallway walls by removing wallpaper. Walls to be preped to a smooth surface.
4. Pre and paint any closets. Trim in(semi-gloss)

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

LED Specialty Lamp Installation

Replace existing light fixture with similar style/purposed LED fixture (including globe, decorative, or downlights). Newly installed fixture must be an Energy Star LED lamp or fixture.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Combination CO / Smoke Detector Hard Wired

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Smoke Detector Hard Wired

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Electric Service 200 AMP

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration. Include new outlets for oven.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Living Room at Utility Closet

Repair wood floor with correctly sized Oak, red or white. Match finish to replacement pieces only. Do not overlay matching finish to surrounding flooring.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Cabinets Base

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Cabinets Wall

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Counter Tops Replace

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Double Bowl Sink Complete

1. Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.
2. Repair supply line leak in crawlspace , near kitchen.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Kitchen/Dinning Rm - Light at sink and ceiling fan at dinning room

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with downward shade and lamps.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Prep & Paint Room and drywall plumbing fixture - Kitchen

1. Terminate Plumbing fixture at wall. Drywall hole to match existing wall.
2. For Ceiling and Wall. Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Pay attention to ceiling repair, refinish it to match existing ceiling texture. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Resilient Flooring - Kitchen

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Floor System Repair - Kitchen

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists, floor joists, plates, sills, studs or girders and insulating floor to code.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

GFCI Receptacle 20 AMP - Kitchen

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Range Hood Exterior Vented - Kitchen

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Exterior Handrails - Rear Steps

Remove existing handrails. Dispose of properly. Re-install handrails to current building code- specified metal or treated lumber. Size & dimensions to code.

Handrail to extend from house wall, landing to bottom of steps

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Exterminate Termites

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Asbestos Abatement Scope

See attached scope. An allowance to complete the scope of work attached.

Follow recommendations on page 3 of the Roy Consulting Group Corp: REPORT OF LIMITED ASBESTOS SAMPLING DATED February 18, 2019

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____



ROY CONSULTING GROUP CORPORATION

Providing integrated environmental and geotechnical solutions

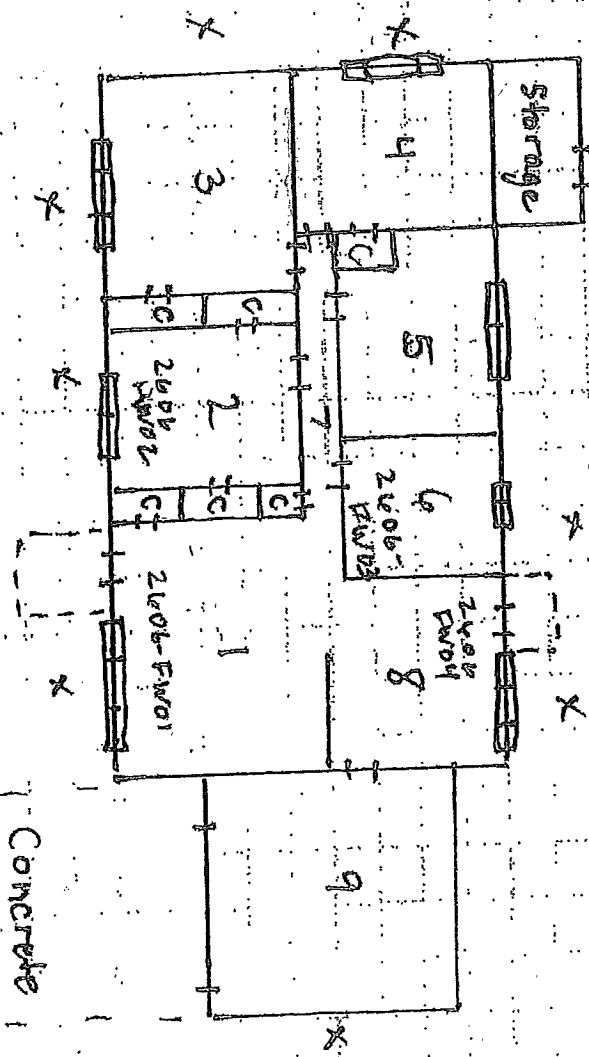
2606 Senior Drive

Charlotte, NC 28216

SIDE B

SIDE C

SIDE D



Legend

- = Window
- = Door
- = Soil Sample Location

SIDE A

NOT TO SCALE

Lead Based Paint Scope
& INSTRUCTIONS TO BIDDERS
Address

R. R. P. Methods

2/20/2019
2606 Senior Dr.

Complete the following scope of work:

Item #	Feature	Method	Number	Cost P.	COST
1	Interior / Exterior	Specialized cleaning of all interior floors and windowsills , include exterior front , rear and garage porch decks and steps			
2	Interior- Room 5 Window C1	Window C1- light brown vinyl mini-blind (lead contained within the matrix of the vinyl) Remove mini-blinds and complete specialized cleaning on window components.			
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TOTAL

Contractors may submit an occupant protection plan on the form provided.

- 1 Contact Jim Roy to conduct inspections prior to repainting or other putback and Complete all interior work in a unit in a single day.
- 2 Allow for replacement of 50 board feet of rotted wood.
- 3 Unless otherwise noted any window or door removal and replacement
- 4 includes frame and trim on both sides.
In lieu of complete removal, window frames may be enclosed with vinyl on
- 5 exterior in accordance with all project manual requirements
- 6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractors RRP Certification number:

Contractor Submitting Bid:

Address:

Start date :

Completion date :

Asbestos Scope
& INSTRUCTIONS TO BIDDERS

Address

2606 Senior Dr

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per	COST
1	Interior: Kitchen floor tile , Layer 4 and associated Black Mastic	Approximately 170 sq ft of Green/Brown Floor Tile (Layer 4) and Associated Black Mastic on the Kitchen floor			
2	Interior: Bath floor, black mastic	Approximately 40 sq ft of Black Mastic under bath vinyl flooring			
3	Interior: Air monitoring	Air monitoring during Scope performance and a Final Clearance at end of Home Scope completion			
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Contractor Submitting Bid:

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Phone: